
Chapter 21.18 – Residential Coastal Zoning Districts (R-A, R-1, R-BI, R-2, and RM)

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21.18.010 – Purposes of Residential Coastal Zoning Districts

The purposes of the individual residential coastal zoning districts and the manner in which they are applied are as follows:

- A. R-A (Residential-Agricultural) Coastal Zoning District.** The R-A Coastal Zoning District is intended to provide for areas appropriate for detached single-family residential dwelling units and light farming uses, each located on a single legal lot;
- B. R-1 (Single-Unit Residential) Coastal Zoning District.** The R-1 Coastal Zoning District is intended to provide for areas appropriate for a range of detached single-family residential dwelling units, each located on a single legal lot, and does not include condominiums or cooperative housing.
- C. R-BI (Two-Unit Residential, Balboa Island) Coastal Zoning District.** The R-BI Coastal Zoning District is intended to provide for a maximum of two residential dwelling units (i.e., duplexes) located on a single legal lot on Balboa Island.
- D. R-2 (Two-Unit Residential) Coastal Zoning District.** The R-2 Coastal Zoning District is intended to provide for areas appropriate for a maximum of two residential dwelling units (i.e., duplexes) located on a single legal lot.
- E. RM (Multiple Residential) Coastal Zoning District.** The RM Coastal Zoning District is intended to provide for areas appropriate for multi-unit residential developments containing attached or detached dwelling units.

21.18.020 – Residential Coastal Zoning Districts Land Uses

A. Allowed Land Uses

- 1. Table 21.18-1 indicates the uses allowed within each residential coastal zoning district.
- 2. Residential uses represent the primary allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the residential character of each coastal zoning district may be allowed as accessory, conditionally permitted, and/or temporary uses.

- B. Prohibited Land Uses. A table cell with “—” means that the listed land use is prohibited in that coastal zoning district.
- C. Applicable Regulations. The last column in the table (“Specific Use Regulations”) may include a reference to additional regulations that apply to the use.

TABLE 21.18-1 ALLOWED USES	Residential Coastal Zoning Districts				
	A Allowed				
	— Not Allowed *				
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	R-A	R-1 R-1-6,000	R-BI R-2 R-2-6,000	RM RM-6,000	Specific Use Regulations
Residential Uses					
Home Occupations	A	A	A	A	
Single-Unit Dwellings—Attached	—	—	A	A	
Single-Unit Dwellings—Detached	A	A	A	A	
Multi-Unit Dwellings	—	—	—	A	
Two-Unit Dwellings	—	—	A	A	
Accessory Dwelling Units	A	A	—	—	
Visitor Accommodations, Residential					
Bed and Breakfast Inns	—	—	A	A	
Short-Term Lodging	—	—	A	A	
Care Uses					
Adult Day Care					
Small (6 or fewer)	A	A	A	A	
Large (7 to 14)	A	A	A	A	
Child Day Care					
Small (8 or fewer)	A	A	A	A	
Large (9 to 14)	A	A	A	A	
Day Care, General	—	—	A	A	
Residential Care Facilities					
Limited (6 or fewer) Licensed	A	A	A	A	
Limited (6 or fewer) Unlicensed	—	—	—	A	
General (7 or more) Licensed	—	—	—	A	
General (7 or more) Unlicensed	—	—	—	A	
Integral Facilities/Integral Uses	—	—	—	A	
Parolee-Probationer Home	—	—	—	—	

TABLE 21.18-1 ALLOWED USES	Residential Coastal Zoning Districts				
	A Allowed				
	— Not Allowed *				
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	R-A	R-1 R-1-6,000	R-BI R-2 R-2-6,000	RM RM-6,000	Specific Use Regulations
Other Uses					
Parking Facility	A	A	A	A	
Convalescent Facilities	—	—	—	A	
Utilities, Minor	A	A	A	A	
Utilities, Major	A	A	A	A	
Wireless Telecommunication Facilities	A	A	A	A	Section 21.30.100
Accessory Structures and Uses	A	A	A	A	
Animal-Keeping	A	A	A	A	
Personal Property Sales	A	A	A	A	
Special Events	Section 21.48.095				
Temporary Uses	Section 21.48.095				
* Uses Not Listed. Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as provided by Chapter 21.12 (Interpretation of Implementation Plan Provisions).					

21.18.030 – Residential Coastal Zoning Districts General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 21.18-2 and 21.18-3, in addition to the development standards in Part 3 of this title (Site Planning and Development Standards).

**TABLE 21.18-2
DEVELOPMENT STANDARDS FOR SINGLE-UNIT
RESIDENTIAL COASTAL ZONING DISTRICTS**

Development Feature	R-A	R-1	R-1-6,000	Additional Requirements
Lot Dimensions	Minimum dimensions required for each newly created lot.			
Lot Area (1)				
Corner lot	87,120 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	
Interior lot	87,120 sq. ft.	5,000 sq. ft.	6,000 sq. ft.	
Lot Width				
Corner lot	125 ft.	60 ft.	60 ft.	
Interior lot	125 ft.	50 ft.	60 ft.	
Lot Depth	N/A	N/A	80 ft.	
Density/Intensity	Each legal lot shall be allowed one single-unit detached dwelling.			
Setbacks	The distances below are minimum setbacks required for primary structures. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions. The following setbacks shall apply, unless different requirements are identified on the setback maps in which case the setback maps shall control. (See Part 8 of this title.) Side and rear setback areas shown on the setback maps shall be considered front setback areas for the purpose of regulating accessory structures.			
Front:	20 ft.	20 ft.	20 ft.	Section 21.30.110
Side (interior, each):				
Lots 40 ft. wide or less	5 ft.	3 ft. (3)	6 ft.	Section 21.30.110
Lots wider than 40 ft.	5 ft.	4 ft.	6 ft.	
Side (street side):				
Lots 40 ft. wide or less	5 ft.	3 ft.	6 ft.	Section 21.30.110
Lots wider than 40 ft.	5 ft.	4 ft.	6 ft.	
Rear:	25 ft.	10 ft.	6 ft.	
Abutting Alley:				
10 ft. wide or less	N/A	5 ft.	N/A	Lots abutting a 10 ft. alley or less that are directly across the alley from the side yard of a lot abutting an alley shall provide a setback for the first floor of at least 10 ft. from the alley.
15 ft. wide or less	N/A	5 ft.	N/A	
15'1" to 19'11"	N/A	3'9"	N/A	
20 ft. wide or more	N/A	0	N/A	
Bluff edge setback	As provided in Section 21.28.040 (Bluff (B) Overlay District).			
Bulkhead setback	Structures shall be set back a minimum of 10 ft. from the bulkhead in each coastal zoning district.			
Site Coverage	Maximum percentage of the total lot area that may be covered by structures.			
Lots 40 ft. wide or less	N/A	N/A	60%	
Lots wider than 40 ft.	40%	N/A	60%	
Floor Area Limit (gross floor area)	N/A	2.0 (4)(5)	N/A	
Citywide				
Corona del Mar		1.5 (4)(5)		

Development Feature	R-A	R-1	R-1-6,000	Additional Requirements
Height (2)	Maximum height of structures without discretionary approval. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.			
Flat roof	24 ft.	24 ft.	24 ft.	See 21.30.060(C)(2) (Height Limit Areas) and 21.30.060(B) (Height of Structures and Measurement)
Sloped roof; minimum 3/12 pitch	29 ft.	29 ft.	29 ft.	
Bluffs	See Section 21.28.040 (Bluff (B) Overlay District).			
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).			
Landscaping	See Section 21.30.075 (Landscaping) and Section 21.30.085 (Water Efficient Landscaping)			
Lighting	See Section 21.30.070 (Outdoor Lighting).			
Parking	See Chapter 21.40 (Off-Street Parking).			
Signs	See Section 21.30.065 (Signs).			
Notes:				
(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.025 (Coastal Zone Subdivisions).				
(2) On the bluff side of Ocean Boulevard, the maximum height shall not exceed the elevation of the top of the curb abutting the lot.				
(3) Side setback areas for lots designated Special Fire Protection Areas shall be a minimum of five feet unless reduced by the Fire Marshal.				
(4) The floor area of a subterranean basement is not included in the calculation of total gross floor area.				
(5) The maximum gross floor area for a residential structure is determined by multiplying either 1.5 or 2.0 times the buildable area of the lot.				

TABLE 21.18-3
DEVELOPMENT STANDARDS FOR TWO-UNIT AND MULTI-UNIT
RESIDENTIAL COASTAL ZONING DISTRICTS

Development Feature	R-BI	R-2	R-2-6,000	Additional Requirements
Lot Dimensions	<i>Minimum dimensions required for each newly created lot.</i>			
Lot Area (1) (2)				
Corner lot	2,375 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	
Interior lot	2,375 sq. ft.	5,000 sq. ft.	6,000 sq. ft.	
Lot Width				
Corner lot	60 ft.	60 ft.	60 ft.	
Interior lot	50 ft.	50 ft.	60 ft.	
Lot Depth	N/A	N/A	80 ft.	
Site Area per Dwelling Unit	<i>Minimum required site area per dwelling unit based on net area of the lot.</i>			
	1,000 sq. ft.	1,000 sq. ft.	3,000 sq. ft.	
	<i>No more than 2 units per lot</i>			
Site Coverage	<i>Maximum percentage of the total lot area that may be covered by structures.</i>			
	N/A	N/A	60%	

Development Feature	R-BI	R-2	R-2-6,000	Additional Requirements
Floor Area Limit (4) (gross floor area)	1.5 plus 200 sq. ft.	2.0 Citywide (5) 1.5 Corona del Mar (5)	N/A	
Setbacks	<i>The distances below are minimum setbacks required for primary structures. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions. The following setbacks shall apply, unless different requirements are identified on the setback maps in which case the setback maps shall control. (See Part 8 of this title.) Side and rear setback areas shown on the setback maps shall be considered front setback areas for the purpose of regulating accessory structures.</i>			
Front:	20 ft.	20 ft.	20 ft.	
Side (interior, each):				
Lots 40 ft. wide or less	3 ft.	3 ft.	6 ft.	
Lots 40'1" wide to 49'11" wide	4 ft.	4 ft.	6 ft.	
Lots 50 ft. wide and greater	N/A	4 ft.	6 ft.	
Side (street side):				
Lots 40 ft. wide or less	3 ft.	3 ft.	N/A	
Lots 40'1" wide to 49'11" wide	4 ft.	4 ft.	N/A	
Lots 50 ft. wide and greater	N/A	N/A	6 ft.	
Rear:	10 ft.	10 ft.	6 ft.	
Abutting Alley				Lots abutting a 10 ft. alley or less that are directly across the alley from the side yard of a lot abutting the alley shall provide a setback for the first floor of at least 10 ft. from the alley.
10 ft. wide or less	5 ft.	5 ft.	N/A	
15 ft. wide or less	5 ft.	5 ft.	N/A	
15'1" to 19'11"	3'9"	3'9"	N/A	
20 ft. wide or more	0	0	N/A	
Waterfront	10 ft.	10 ft.	N/A	
Bluff edge setback	<i>As provided in Section 21.28.040 (Bluff (B) Overlay District).</i>			
Bulkhead setback	<i>Structures shall be set back a minimum of 10 ft. from the bulkhead in each coastal zoning district.</i>			
Height (3)	<i>Maximum height of structures without discretionary approval. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.</i>			
Flat roof	24 ft.	24 ft.	24 ft.	See Section 21.30.060(C) (Increase in Height Limit)
Sloped roof; minimum 3/12 pitch	29 ft.	29 ft.	29 ft.	
Bluffs	<i>See Section 21.28.040 (Bluff (B) Overlay District).</i>			
Fencing	<i>See Section 21.30.040 (Fences, Hedges, Walls and Retaining Walls).</i>			
Landscaping	<i>See Section 21.30.075 (Landscaping) and Section 21.30.085 (Water Efficient Landscaping)</i>			
Lighting	<i>See Section 21.30.070 (Outdoor Lighting).</i>			
Parking	<i>See Chapter 21.40 (Off-Street Parking).</i>			
Signs	<i>See Section 21.30.065 (Signs).</i>			
Notes:				
(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.025 (Coastal Zone Subdivisions).				

Development Feature	R-BI	R-2	R-2-6,000	Additional Requirements
(2)	On a site of less than five thousand (5,000) square feet that existed prior to March 10, 1976, a two-family dwelling may be constructed; provided, that there shall be not less than one thousand (1,000) square feet of land area for each dwelling unit.			
(3)	On the bluff side of Ocean Boulevard, the maximum height shall not exceed the elevation of the top of the curb abutting the lot.			
(4)	The floor area of a subterranean basement is not included in the calculation of total gross floor area.			
(5)	The maximum gross floor area for a residential structure is determined by multiplying either 1.5 or 2.0 times the buildable area of the lot.			

TABLE 21.18-4
DEVELOPMENT STANDARDS FOR TWO-UNIT AND MULTI-UNIT
RESIDENTIAL COASTAL ZONING DISTRICTS

Development Feature	RM	RM-6,000	Additional Requirements
Lot Dimensions	<i>Minimum dimensions required for each newly created lot.</i>		
Lot Area (1) (2)			
Corner lot	6,000 sq. ft.	6,000 sq. ft.	
Interior lot	5,000 sq. ft.	6,000 sq. ft.	
Lot Width			
Corner lot	60 ft.	60 ft.	
Interior lot	50 ft.	60 ft.	
Lot Depth	N/A	80 ft.	
Site Area per Dwelling Unit (7)	<i>Minimum required site area per dwelling unit based on net area of the lot unless the maximum number of units is shown on the Coastal Zoning Map.</i>		
	1,200 sq. ft. (6)	1,500 sq. ft.	.
Site Coverage	<i>Maximum percentage of the total lot area that may be covered by structures.</i>		
	N/A	60%	
Floor Area Limit (gross floor area)	1.75 (3)	N/A	
Setbacks	<i>The distances below are minimum setbacks required for primary structures. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions. The following setbacks shall apply, unless different requirements are identified on the setback maps in which case the setback maps shall control. (See Part 8 of this title.) Side and rear setback areas shown on the setback maps shall be considered front setback areas for the purpose of regulating accessory structures. Also refer to Section 21.48.180 (Residential Development Standards and Design Criteria).</i>		
Front:	20 ft.	20 ft.	
Side (interior, each):			
Lots 40 ft. wide or less	3 ft.	6 ft.	
Lots 40'1" wide to 49'11" wide	4 ft.	6 ft.	
Lots 50 ft. wide and greater	8% of the average lot width (4)	6 ft.	
Side (street side):			

Development Feature	RM	RM-6,000	Additional Requirements
Lots 40 ft. wide or less	3 ft.	N/A	
Lots 40'1" wide to 49'11" wide	4 ft.	N/A	
Lots 50 ft. wide and greater	8% of the average lot width (4)	6 ft.	
Rear:	10 ft.	6 ft.	Lots abutting a 10 ft. alley or less that are directly across the alley from the side yard of a lot abutting the alley shall provide a setback for the first floor of at least 10 ft. from the alley.
Abutting Alley			
10 ft. wide or less	N/A	N/A	
15 ft. wide or less	5 ft.	N/A	
15'1" to 19'11"	3'9"	N/A	
20 ft. wide or more	0	N/A	
Waterfront	10 ft.	N/A	
Bluff edge setback	As provided in Section 21.28.040 (Bluff (B) Overlay District).		
Bulkhead setback	Structures shall be set back a minimum of 10 ft. from the bulkhead in each coastal zoning district.		
Height (5)	Maximum height of structures without discretionary approval. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.		
Flat roof	28 ft.	28 ft.	See Section 21.30.060(C) (Increase in Height Limit)
Sloped roof; minimum 3/12 pitch	33 ft.	33 ft.	
Open Space	Minimum required open space.		
	Common: 75 square feet/unit Minimum dimension shall be 15 feet. Private: 5% of the gross floor area for each unit.		See Section 21.48.180 (Residential Development Standards and Design Criteria) for R-2 open space standards.
	Minimum dimension shall be 6 feet.		The minimum dimension is for length and width.
Bluffs	See Section 21.28.040 (Bluff (B) Overlay District).		
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).		
Landscaping	See Section 21.30.075 (Landscaping) and Section 21.30.085 (Water Efficient Landscaping)		
Lighting	See Section 21.30.070 (Outdoor Lighting).		
Parking	See Chapter 21.40 (Off-Street Parking).		
Signs	See Chapter 21.42 (Sign Standards).		
Notes:			
(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.025 (Coastal Zone Subdivisions).			
(2) On a site of less than five thousand (5,000) square feet that existed prior to March 10, 1976, a two-family dwelling may be constructed; provided, that there shall be not less than one thousand (1,000) square feet of land area for each dwelling unit.			
(3) The total gross floor area contained in all buildings and structures on a development site shall not exceed 1.75 times the buildable area of the site or 1.5 times the buildable area of the site in Corona del Mar; provided, that up to two hundred (200) square feet of floor area per required parking space devoted to enclosed parking shall not be included in calculations of total gross floor area.			
(4) Interior and street side setback areas are not required to be wider than fifteen (15) feet; however, the side setback area on the street side of a corner lot, where the abutting lot has a reversed frontage, shall not be less than the front setback area required on the abutting reversed frontage.			

Development Feature	RM	RM-6,000	Additional Requirements
<p>(5) On the bluff side of Ocean Boulevard, the maximum height shall not exceed the elevation of the top of the curb abutting the lot.</p> <p>(6) Portions of legal lots that have a slope greater than two-to-one (2:1) or that are submerged lands or tidelands shall be excluded from the land area of the lot for the purpose of determining the allowable number of units.</p> <p>(7) Density bonuses may be granted for the development of housing that is affordable to lower-, low-, and moderate-income households and senior citizens in compliance with Government Code Sections 65915 through 65917.</p>			